

LOT 59 & PT ABDN R/W
OR 790/1658 RES# 97-80
IN OR 701/800

KEAGY JAMES P & DIANE
1885 LAKESIDE DRIVE N
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0059-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	16	WD FR STUC 90								0900	01	2,316	124.6462	148.02	342,814	1987	1992	0	0	0	15.00	85.00								
Exterior Wall	12	CEDAR 10								1 SNGL FAM - 100% - 1995										Heated Area: 1770										
Roof Structure	03	GABLE/HIP 100																		HX Base Yr 1995										
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 90																												
Interior Floo	11	CLAY TILE 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	2	100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units	0	100																												
BUD8 Adjustme	05	DIST 1A 100																												
Occupancy	00	NONE 100																												
Quality	06	Quality Level 06																												
DOR CODE	0100	SINGLE FAMILY																												
MAP NUM		MKT AREA																		02										
NEIGHBORHOOD/LOC	2031.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,770	100	1,770	222,696																										
FGR	704	55	387	48,691																										
FOP	120	30	36	4,530																										
USP	410	30	123	15,475																										
TOTALS	3,004		2,316	291,392																										
EXTRA FEATURES					1885 N LAKESIDE DR, FERNANDINA BEACH																									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
1	0861	POOL GUNIT	0 100	26	13	338.00	SF	85.00	85.00	100	1987	1987	3	20	5,746															
2	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,134															
3	0812	CONCRETE C	0 100	0	0	1,208.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,633															
5	0845	KOOL DECK	0 100	0	0	350.00	SF	7.25	7.25	100	1987	1987	3	54.5	1,383															
6	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	1995	1995	3	20	384															
TOTAL OB/XF 11,280																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000													
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS																														

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